

ARIZONA DEPARTMENT OF WATER RESOURCES

Hydrology Division

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JANET NAPOLITANO
Governor

HERB GUENTHER
Director

April 17, 2003

Mr. Roy Tanney
Department of Real Estate
2910 North 44th Street
Phoenix, Arizona 85018

**RE: Mountain Rose Ranch, Coconino County
Water Adequacy Report #22-400914**

Dear Mr. Tanney:

Pursuant to A.R.S. §45-108, the Department of Water Resources has researched information pertaining to the water supply for "**Mountain Rose Ranch**" located in section 3, T21N, R3E, and section 34, T22N, R3E, G&S R B&M, in Coconino County, Arizona

The water supply plans call for domestic water use to be provided to each of the **32** lots in the subdivision by individual wells drilled by the individual lot owners or by hauled water.

Adequacy of the water supply was reviewed by the Department with regard to quality, quantity and dependability. The subdivision is located within the City of Williams, which relies on a supply of surface water. The depth-to-water to the principal aquifer in the area, the Redwall Limestone, is expected to be at least 3,000 feet below land surface. Pockets of groundwater may be perched in fissures and fractures in the basaltic rocks immediately underlying the property; however, the occurrence and availability of groundwater is extremely variable and unpredictable. Depths to water greater than 400 feet exceed normal practice for domestic wells in Arizona. Information regarding groundwater conditions and projected lifetime of the water supply was not provided to the Department. Lack of such information does not allow comparison of the water supply to the Department's adequacy criteria. Therefore, the Department of Water Resources finds the water supply to be **inadequate** to meet the projected demands of the subdivision.

A.R.S. §32-2181.F. requires a summary of the Department's report for dry lot subdivisions or those with an inadequate water supply be included in all promotional material and contracts for sales of lots in the subdivision. We suggest the following synopsis:

"**Mountain Rose Ranch**, is a residential subdivision being sold with domestic water use to be provided to each of the **32** lots in the subdivision by individual wells drilled by the individual lot owners or by hauled water. The long-term dependability of the water supply to meet the subdivision's needs has not been demonstrated. Therefore, the Department of Water Resources finds the water supply to be **inadequate** to meet the projected demands of the subdivision"

Page 2
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The developer, pursuant to A.R.S. §32-2181 F, may suggest a different summary of this report, but it must contain the above elements and/or the Department's findings. Any change to the above subdivision or water supply plans may invalidate this decision.

This letter constitutes the Department of Water Resources' report on the subdivision water supply and is being forwarded to your office as required by A.R.S. §45-108. This law requires the developer to hold the recordation of the above subdivision's plats until receipt of the Department's report on the subdivision's water supply. By copy of the report, the Coconino County Recorder is being officially notified of the developer's compliance with the law.

This is an appealable agency action. The applicant is entitled to appeal this action. Right of appeal are described in the enclosed, *Notice of Right of Appeal*.

If you have any questions regarding this report, please call Brett Shaner at 602-417-2448.

Sincerely,



Frank Putman
Acting Chief Hydrologist

FP/BDS/ef
22-400914

cc: Mr. Guy Ecklund, Mountain Rose Ranch, LLC
Ms. Candace Owens, Coconino County Recorder
Mr. William L. Towler, Coconino County Planning/Zoning
Mr. Doug Dunham, ADWR